

TRANSFER  
TAX  
PAID42-22  
# 4303WARRANTY DEED  
Statutory Short Form

I, Jose A. Ramirez and Lea Ann Ramirez of Waterville, Kennebec County, State of Maine, for consideration paid, grant to Jorge Olivares of Waterville, Kennebec County, State of Maine, whose mailing address is 102 Silver Street, Waterville, Maine 04901, with Warranty Covenants, the land in Waterville, Kennebec County, and State of Maine, bounded and described as follows; to wit:

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A CERTAIN lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, being Lot No. 45 and the first forty-one (41) feet of Lot No. 44 adjacent to Lot No. 45, as shown on a Plan of Cherry Hill, recorded in the Kennebec County Registry of Deeds in Plan Book 17, Pages 34 and 35, more particularly described as follows, to wit:

BEGINNING at a stone bound in the northerly line of Cherry Hill Drive at the intersection of Cherry Hill Drive and Juniper Lane; thence westerly in said northerly line of Cherry Hill Drive one hundred thirty-one (131) feet to a stone monument in the southeasterly corner of Lot No. 46; thence northerly in the easterly line of Lot No. 46 one hundred fifty (150) feet to an iron pin; thence northeasterly, parallel to and forty-one feet northerly of, the north line of Lot No. 45 as originally shown on said plan a distance of one hundred twenty-six (126) feet to an iron pin in the west line of Juniper Lane; thence turning and running southerly in the west line of Juniper Lane approximately forty-one (41) feet to an iron pin in the line of said Juniper Lane that was originally the northeast corner of Lot No. 45; thence, continuing southerly in the west line of said Juniper Lane one hundred six (106) feet to an iron pin; thence, by a curve to the right, in a circle having a radius of thirty (30) feet to the point of beginning. The chord of the arc of this circle is forty-six (46) feet long.

JUNIPER Lane is now known as Cherry Hill Terrace.

THIS conveyance is made upon express conditions, limitations and covenants as follows:

FIRST: This entire tract, shown by the plan of Cherry Hill referred to above, is restricted to building for residential purposes only, by the Waterville Zoning Ordinance, and said Lots 44 and 45, and all of the lots shown by said plan are entitled to and subject to the benefits of said Ordinance.

SECOND: It is further covenanted and agreed that neither Lot 44 nor 45 any other lot shown upon said plan shall be used for building more than one dwelling house and that no house shall be adapted to and used by more than one family.

THIRD: Furthermore, no such house shall be built on Cherry Hill Drive costing less than twenty thousand dollars (\$20,000).

FOURTH: No building or any part of a building shall be erected or allowed to stand upon said lot within fifty (50) feet of any of the streets shown upon said plan or within ten (10) feet of the boundary line of the lot, except that as to corner lots such as this Lot 45, the set-back of fifty (50) feet from the street shall apply only on the side next to the principal street, that is to the rear of this lot 45, to the side next to Cherry Hill Drive.

ALSO, an easement for the purpose of maintaining, servicing and repairing a private sewer connecting the house located on Lot 45 with the sewer manhole located in Juniper Lane over the area in which such pipes are now located across the southeast corner of Lot 44 on the

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aforesaid plan as more particularly set forth in a conveyance from A. Raymond Rogers and Arthur T. Eaton, Executors and Trustees under the Will of Harvey D. Eaton to Robert Weller dated November 19, 1958 and recorded in the Kennebec County Registry of Deeds in Book 1144, Page 192.

THIS conveyance is subject to the articles of agreement by and between the Kennebec Water District and Arthur T. Eaton dated September 1, 1955 concerning special water rates assessed against this property which grantees herein agree to assume and to pay.

BEING all and the same premises acquired by Jose A. Ramirez and Lea A. Ramirez by Warranty Deed from William J. Schoenthaler and Ann Schoenthaler dated March 17, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3320, Page 219.

WITNESS our hands and seals this 12<sup>th</sup> day of November, 1993.

Signed, Sealed and Delivered  
in the presence of:

Stanley  
Stanley

Jose A. Ramirez  
Lea Ann Ramirez  
Jose A. Ramirez  
Lea Ann Ramirez

STATE OF MAINE  
COUNTY OF KENNEBEC

Dated: November 12, 1993

Then personally appeared the above named Jose A. Ramirez and Lea Ann Ramirez and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Stephen F. Dubois  
Notary Public  
Print Name STEPHEN F. DUBOIS  
ATTORNEY AT LAW

RECEIVED KENNEBEC SS.

93 NOV 15 AM 9:00

ATTEST: Theresa B. Means  
REGISTER OF DEEDS